THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson
Batch # 1398398
03/27/2026 08:18:32 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260327-0024278

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 25 day of March, 2026.

Notary Public

My commission expires: 3/9/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Vladimir & Olga Kravtsov, Tees	Same	131-6E-206
66 Ravenwood Hills Circle		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, VLADIMIR KRAVTSOV and wife OLGA KRAVTSOV (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto VLADIMIR KRAVTSOV and OLGA KRAVTSOV, TRUSTEES OF THE VLADIMIR AND OLGA KRAVTSOV JOINT REVOCABLE TRUST DATED THE 24th OF MARCH, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 24 day of March, 2026.

VLADIMIR KRAVTSOV, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, VLADIMIR KRAVTSOV, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of March, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

OLGA KRAVTSOV, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, OLGA KRAVTSOV, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 24 day of March, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 206 of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed.

Being the same property conveyed to Linda Myers by deed from William David Sullivan, unmarried, of record as Instrument No. 20010628-0068539, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vladimir D. Kravtsov and Olga O. Kravtsov by deed date April 25, 2006 from Linda Myers and husband John Myers of record as Instrument No. 20060427--0048260, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Vladimir D. Kravtsov is the same person as Vladimir Kravtsov, and Olga O. Kravtsov is the same person as Olga O. Kravtsov.

This is improved property, known as 206 Boxmere Place, Nashville, TN 37215